

Village at College and Oleander - US Cellular

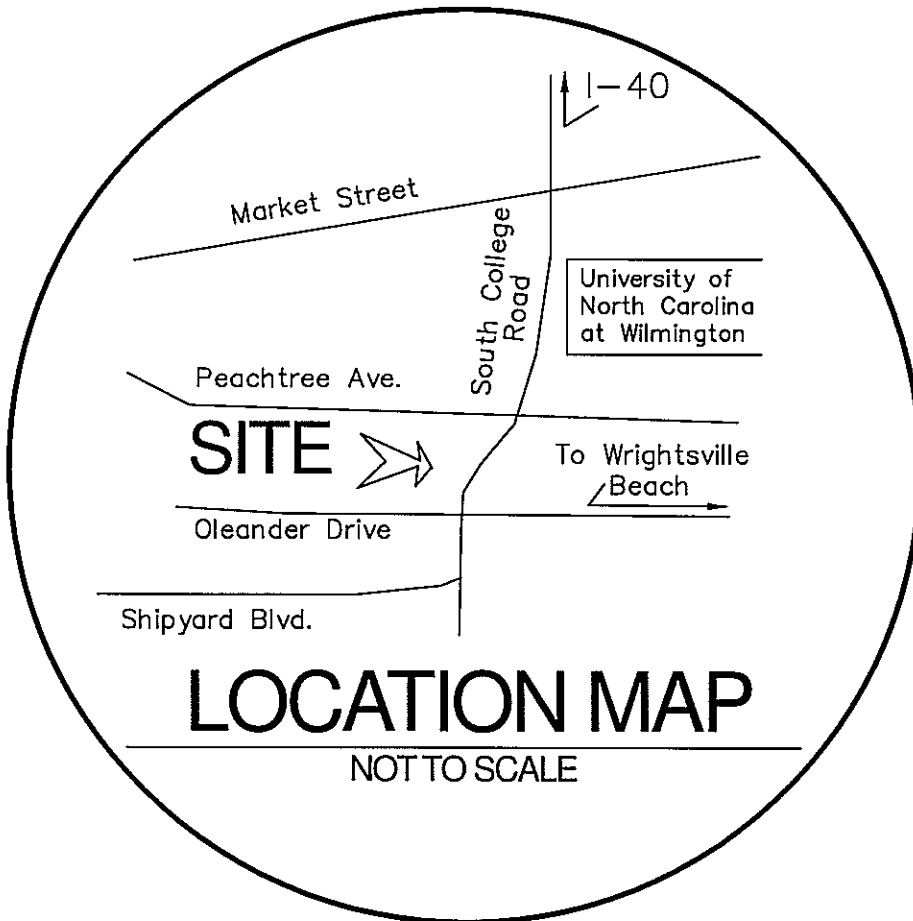
ADDITIONAL PLAN of
COLLEGE - OLEANDER CENTER
LOT 1R, 2, and 3R

CITY OF WILMINGTON
WILMINGTON TOWNSHIP
NEW HANOVER COUNTY
NORTH CAROLINA
DATE: JAN. 25, 2013

OWNER:
CAMERON COMPANY LLC (LOT 1R)
1201 GLEN MEADE ROAD
WILMINGTON NC 28401

LEGEND:

- ECM Existing Concrete Monument
EIP Existing Iron Pipe
RW Right of Way
SS MH Sanitary Sewer Man Hole
PP Power Pole
GW Guy Wire
WM Water Meter
FH Fire Hydrant
EXIST. STORM DRAIN MANHOLE
CATCH BASIN
EXIST. SANITARY SEWER MANHOLE
EXIST. WATERLINE & F/H ASSEMBLY
EXIST. DRAINAGE PIPE
EXIST. GAS LINE
DRAINAGE FLOW



NOTES:

- THIS PLAN IS PRELIMINARY, AND IS NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.
- SURVEYED IN APRIL 1986 AND MAY 2001, AND A PORTION AGAIN IN JANUARY 2013.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL.
- SEWER PROVIDED BY CITY OF WILMINGTON SANITARY SEWER SYSTEM, NOW CPWA.
- WATER PROVIDED BY CITY OF WILMINGTON WATER SYSTEM, NOW CPWA.
- SITE WILL MEET ALL ZONING REQUIREMENTS.
- NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
- TREES ON LOT 2 AS PER CITY REQUIREMENTS.
- STRIPING AND LANES TO CITY STANDARDS (THERMOPLASTIC).
- NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
- FOR REFERENCES SEE DB 946 PG 577, DB 956 PG 620, DB 1711 PG 653, DB 938 PG 675.
- ALL BEARINGS ARE NC GRID NAD 1983.
- ALL ELEVATIONS ARE M.S.L.

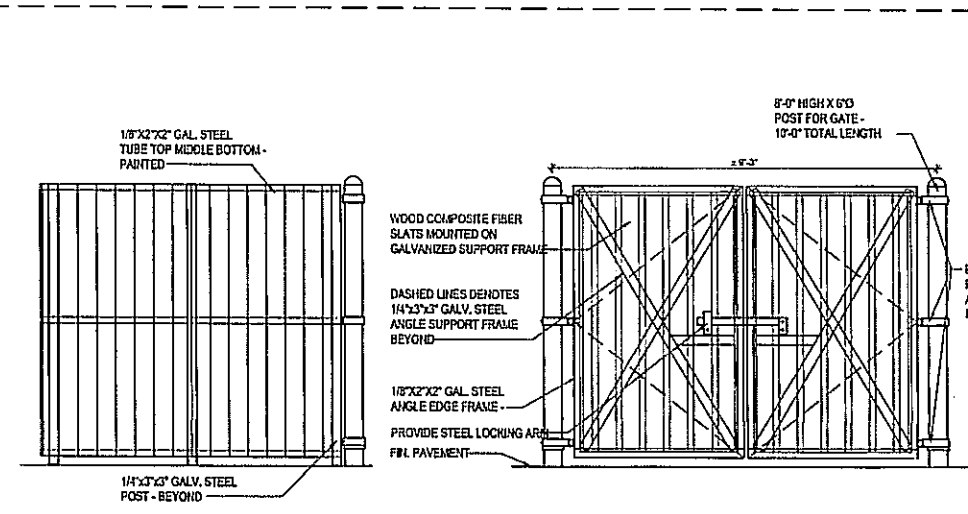
NOTES AS PER APPROVED PLANS 1998
FORMERLY APPROVED PARKING REQUIREMENTS:

40,200 sf TOTAL RETAIL @ 1 per 225 sf = 179 SPACES REQUIRED
18,000 sf TOTAL OFFICE @ 1 per 300 sf = 60 SPACES REQUIRED
TOTAL SPACES REQUIRED = 239
CODE ENFORCEMENT DETERMINATION = 265
TOTAL PROVIDED (9-19-13) = 265

(8) INDICATES PARKING SPACE NUMBER

The Village at College and Oleander (College Oleander Center) parking -

Lot 1R:	Use	Area (sf)	Parking std. (max)	Parking std. (min)	Parking required	Parking provided
Building 1	Tenant (exist)					
	Spirit	3,000	1 per 200sf max.	1 per 400sf min.	7.50	
	Retail sales	3,000	1 per 200sf max.	1 per 400sf min.	7.50	
	Offices	3,000	1 per 200sf max.	1 per 400sf min.	10.00	
	Phone repair	1,500	1 per 250sf max.	1 per 400sf min.	3.75	
Building 2	Tenant (group)					
	Restaurant	3,000	1 per 65sf max.	1 per 80sf min.	37.50	
	Offices	1,500	1 per 200sf max.	1 per 300sf min.	5.00	
	Sandwich shop	1,500	1 per 65sf max.	1 per 80sf min.	18.75	
	Hair Salon Personal services	3,000	1 per 225sf max.	1 per 400sf min.	7.50	
Building 4	Tenant (group)					
	Future TTD					
	Use	Area (sf)	Parking std. (max)	Parking std. (min)	TD	TD
	Future TTD					
	Use	Area (sf)	Parking std. (max)	Parking std. (min)	TD	TD
Building 5	Tenant (group)					
	US Cellular					
	Retail sales	3,150	1 per 200sf max.	1 per 400sf min.	7.88	19.00
	Use	Area (sf)	Parking std. (max)	Parking std. (min)		
	Retail sales	14,490	1 per 200sf max.	1 per 400sf min.	36.23	67.00
Lot 2:	Tenant (exist)					
	Walgreen Drugs					
	Use	Area (sf)	Parking std. (max)	Parking std. (min)		
	Restaurant	1,300	1 per 65sf max.	1 per 80sf min.	16.25	18.00
	Use	Area (sf)	Parking std. (max)	Parking std. (min)		
Lot 3R:	Tenant (exist)					
	Dunkin' Donuts					
	Use	Area (sf)	Parking std. (max)	Parking std. (min)		
	Restaurant	1,300	1 per 65sf max.	1 per 80sf min.	16.25	18.00
	Use	Area (sf)	Parking std. (max)	Parking std. (min)		
Total:		45,940			206.60	265.00



SURROUNDING ENCLOSURE
TO BE APPROXIMATELY 8' IN HEIGHT
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

RECEIVED
OCT 16 2013
PLANNING DIVISION

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

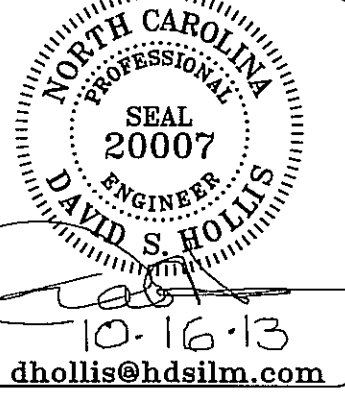
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

STORMWATER MANAGEMENT PLAN

APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____
PERMIT # _____
SIGNED _____

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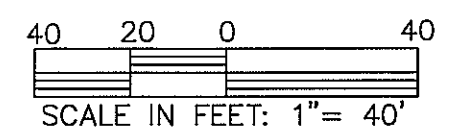
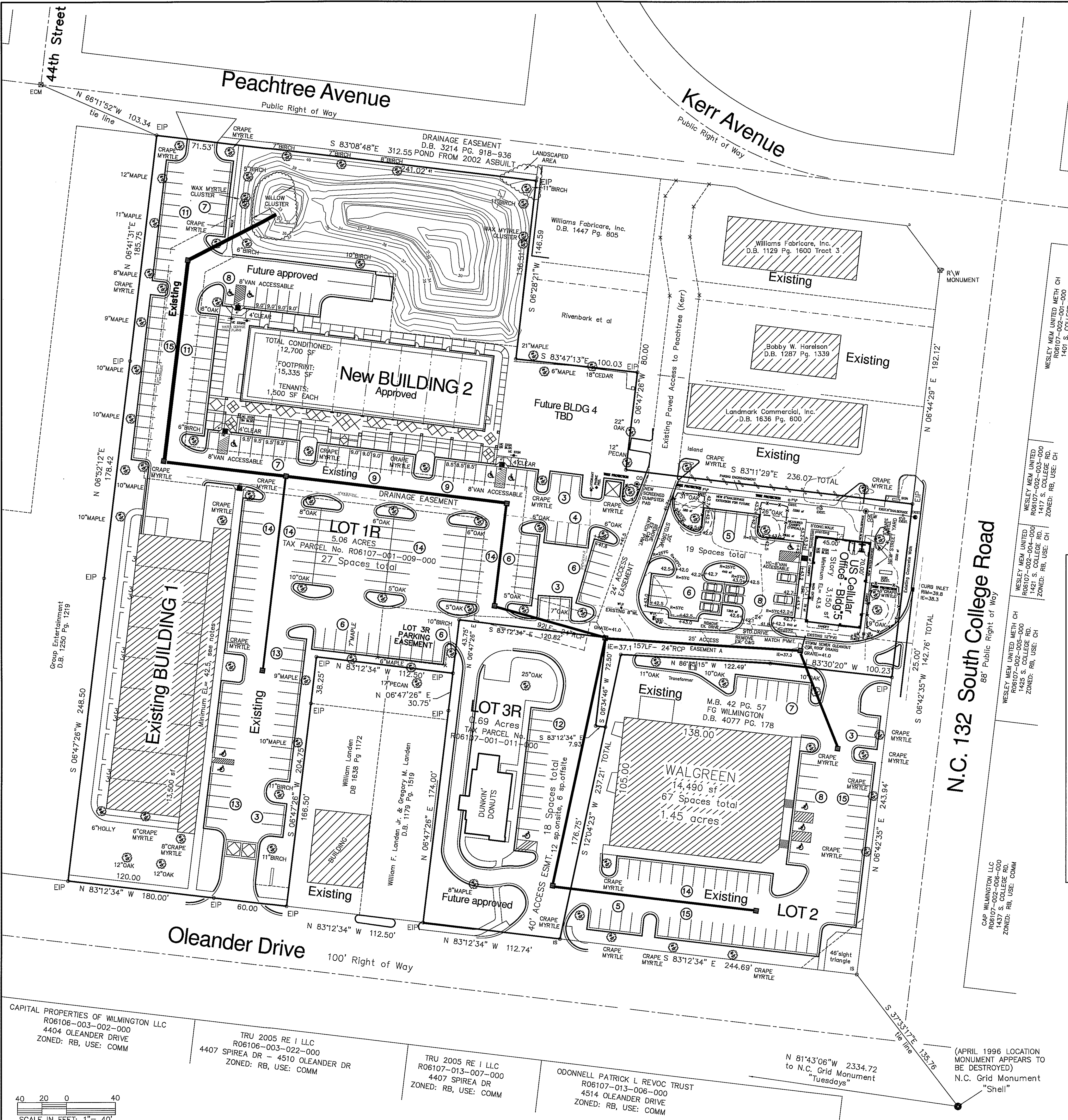
Additional Plan of Parking and US Cellular lease parcel
Village at College and Oleander - US Cellular
LOCATED IN THE CITY OF WILMINGTON SOUTH COLLEGE ROAD & OLEANDER DRIVE
NEW HANOVER COUNTY, NORTH CAROLINA

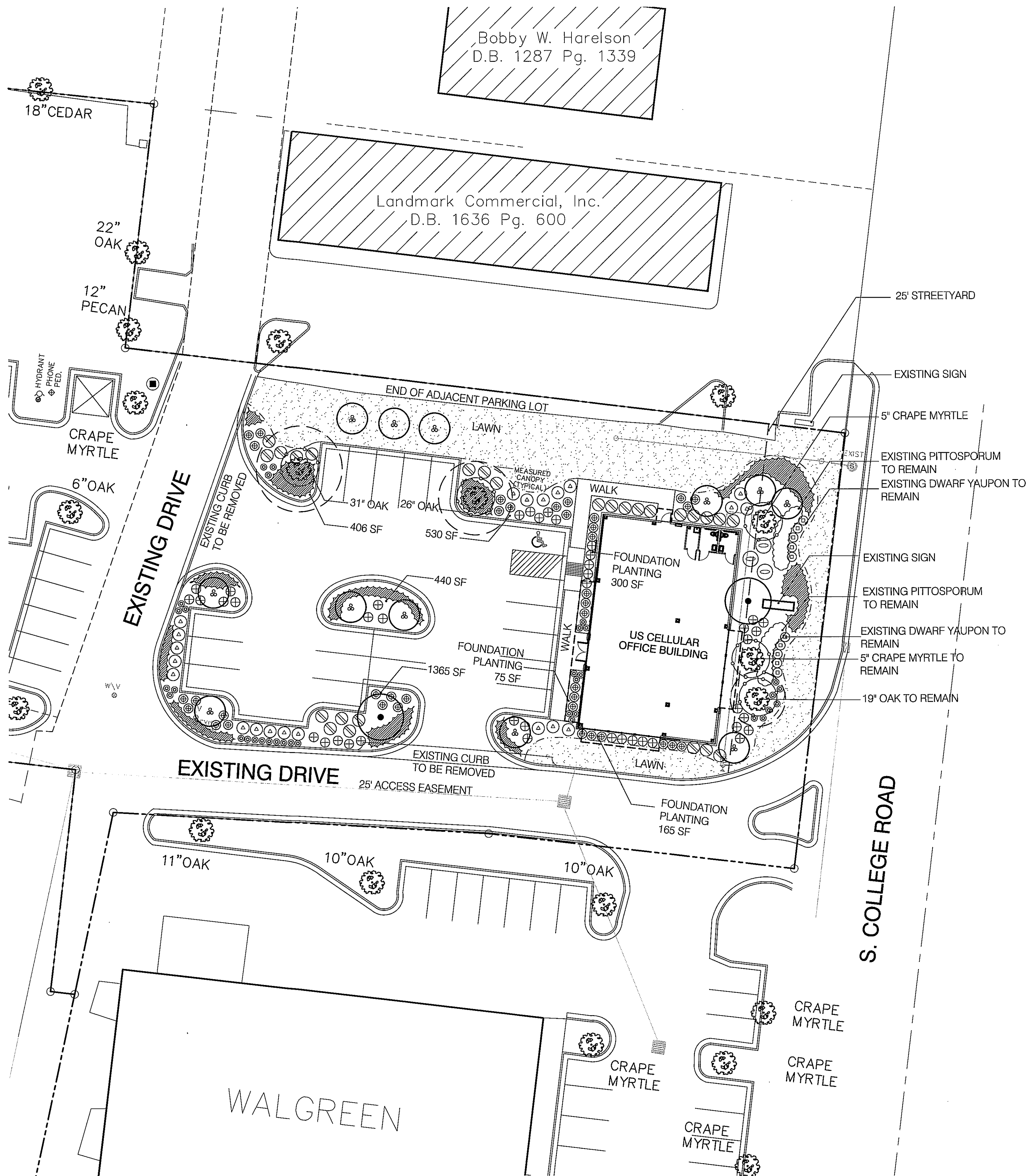


OWNERS:
CAMERON COMPANY LLC
1201 GLEN MEADE ROAD
WILMINGTON, NC 28406
910-782-2676

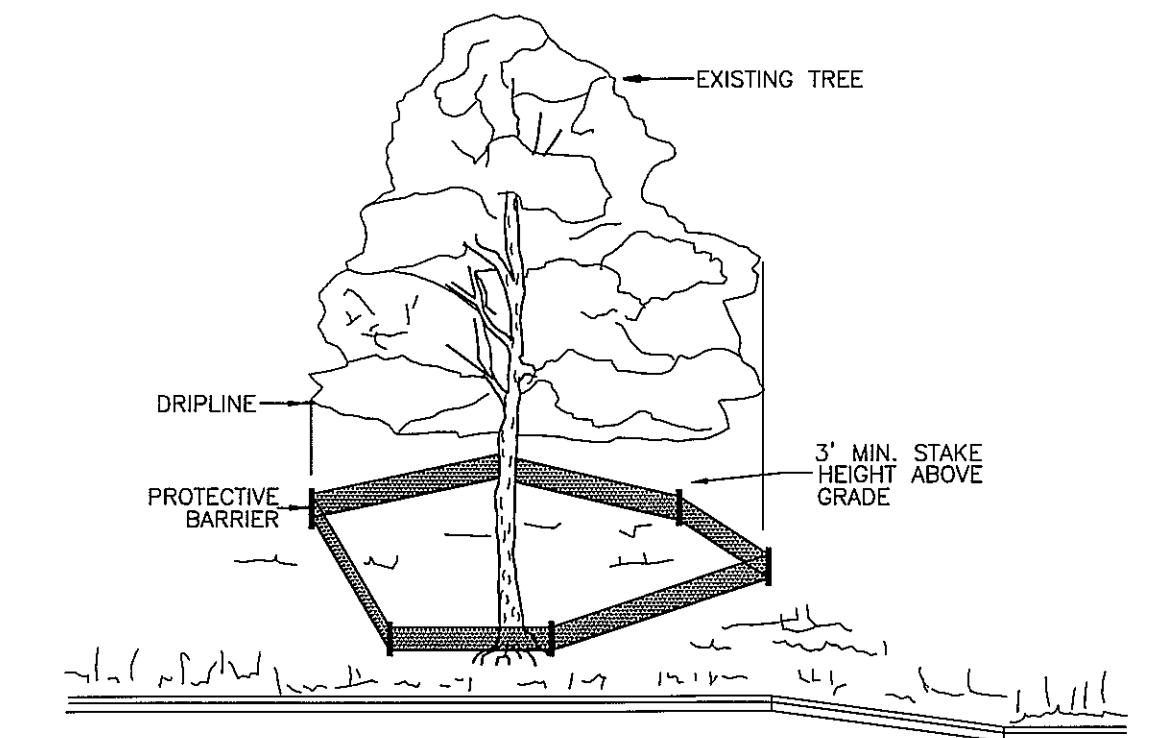
HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002

Date: 10-15-13
Scale: 1"= 40'
Drawn: BSH
Checked: GAW
Project No: 2466
Sheet No: 1
Of: 2



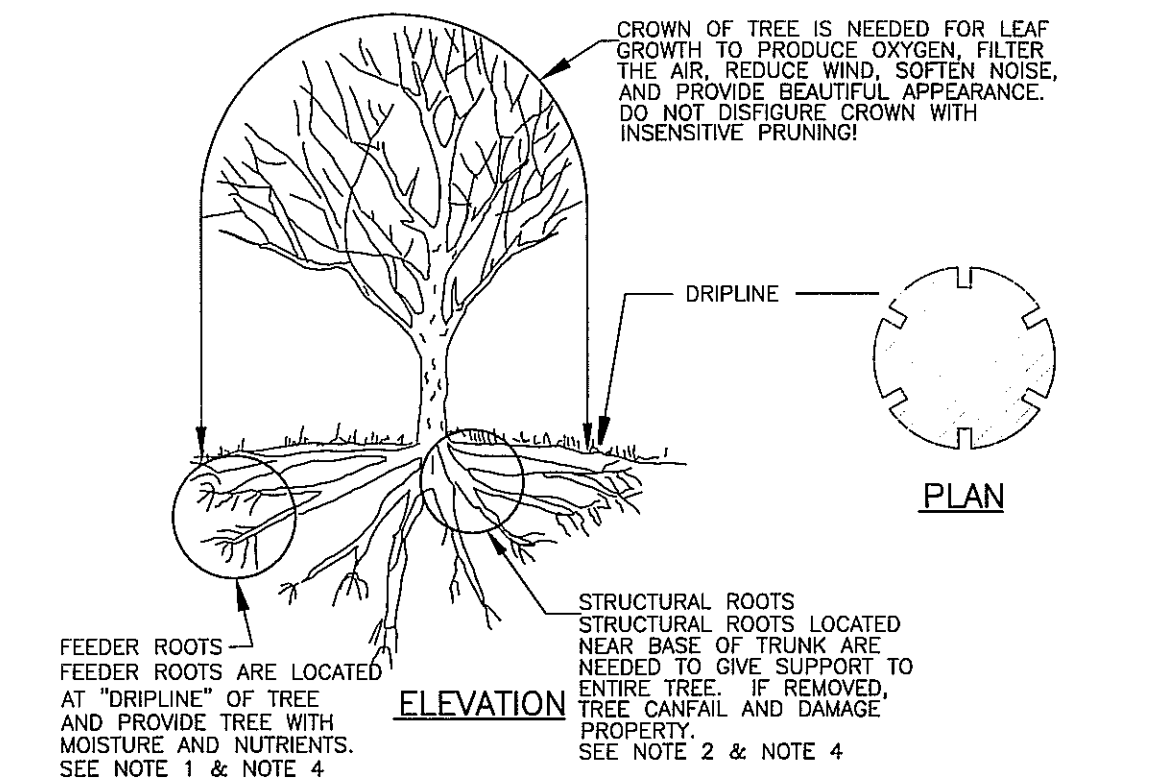


- GENERAL PLANTING NOTES**
1. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
 2. QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
 3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
 4. ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
 5. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
 6. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
 7. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
 8. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
 9. GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
 10. MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
 11. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 12. UTILITY METERS, TRANSFORMERS AND FIXED TRASH DISPOSAL RECEPTACLES WHICH CANNOT BE LOCATED OUT OF SIGHT SHALL BE SCREENED.
 13. ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINED FROM 30 INCHES TO 10 FEET.



NOTE: TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE. DRIPLINE - THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

METHOD OF TREE PROTECTION DURING CONSTRUCTION
SD 15-08
NOT TO SCALE



- TREE PROTECTION DURING CONSTRUCTION**
1. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. RESULTS OF COMPACTION CAUSE WATER AND AIR NOT TO REACH THE ROOTS AND THE TREE WILL DIE. THESE FEEDING ROOTS OCCUR WELL AWAY FROM THE BASE OF THE TREE TO THE EDGE OF THE OVERHEAD BRANCH CANOPY. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. A PROTECTIVE BARRIER SHOULD PREVENT DAMAGE FROM OCCURRING DURING CONSTRUCTION.
 2. NO CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK. THESE ARE ESSENTIAL IN SUPPORTING THE TREE AND HOLDING IT UPRIGHT IN HIGH WINDS. REMOVAL OF THESE ROOTS ALONG ONE SIDE IS OFTEN DONE BECAUSE OF A WALK, PAVING OR BUILDING WHICH IS BEING CONSTRUCTED.
 3. AVOID CUT AND FILL WITHIN DIAMETER OF TREE CROWN DURING EXCAVATION.

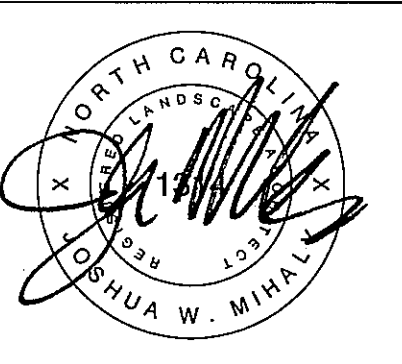
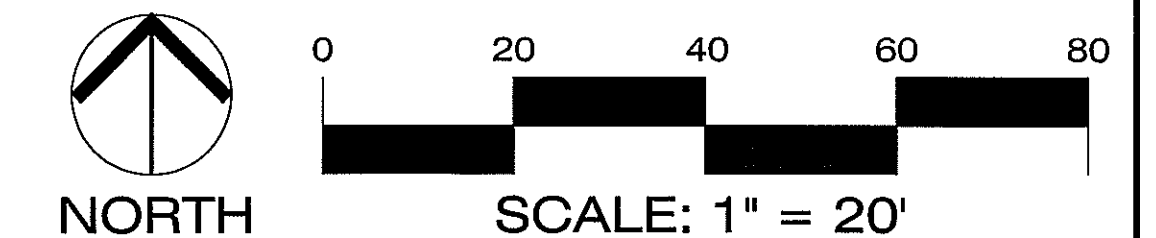
METHOD OF TREE PROTECTION DURING CONSTRUCTION
SD 15-09
NOT TO SCALE

- LEGEND**
- EXISTING TREE TO REMAIN WITH CANOPY (TYP.)
 - TREE PROTECTION FENCING (TYP.)

PLANTING LEGEND			
LARGE SHADE TREES			
SYMBOL	DESCRIPTION	SIZE	QUANTITY
●	QUERCUS VIRGINIANA LIVE OAK	3-3.5" CAL 12-14' HT	2
⊗	EXISTING TREE TO REMAIN		
SMALL SHADE TREES			
SYMBOL	DESCRIPTION	SIZE	QUANTITY
⊗	LAGERSTROEMIA INDICA 'MUKOGEE' MUSKOGEE CRAPE MYRTLE	2.5-3" CAL 10' HT	12
SHRUBS			
SYMBOL	DESCRIPTION	SIZE	QUANTITY
⊗	ABELIA GRANDIFLORA 'ROSE CREEK' ROSE CREEK ABELIA	3 GAL 18-24" HT	21
⊗	AZALEA 'FORMOSA' 'FORMOSA' AZALEA	3 GAL 18-24" HT	26
⊗	ILEX VOMITORIA 'NANA' DWARF YALUPON HOLLY	3 GAL 15-18" HT	38
⊗	LOROPETALUM CHINENSE 'RUBY' RUBY LOROPETALUM	3 GAL 18-24" HT	42
⊗	LOMANDRA LONGIFOLIA BREEZE GRASS	3 GAL 12-18" HT	34
⊗	OSMANTHUS FRAGRANS SWEET OLIVE	7 GAL 3-4' HT	3

GROUND COVER			
SYMBOL	DESCRIPTION	SIZE	QUANTITY
⊗	JUNIPERUS CHINENSIS 'SARGENTI' SARGENT JUNIPER	3 GAL 42" OC	855 SF
⊗	SODDED LAWN AREA		4755 SF

LANDSCAPING SCHEDULE	
SITE ZONING: RB	
CALCULATIONS	
1. PARKING LOT LANDSCAPING:	
IMPERVIOUS SURFACE AREA: 10,350 SQ. FT. (TOTAL PARKING LOT AREA)	
10,350 / 20% REQ. SHADE = 2,070 SF SHADED AREA	
PROVIDED: 3 LARGE SHADE TREES @ 707 SF = 2,121 SF	
5 UNDERSTORY TREES @ 314 SF = 1,570 SF	
TOTAL = 3,691 SF SHADED AREA	
2. PRIMARY STREET YARD PLANTING (COLLEGE ROAD):	
98 x 25 = 2,450 SF OF STREET YARD	
2,450 / 600 = 4 CANOPY TREES REQUIRED, 8 PROVIDED	
2,450 / 600 * 6 = 25 SHRUBS REQUIRED, 40 PROVIDED	
3. FOUNDATION PLANTING: 70 + 45 = 115 x 17 = 1955 x .12 = 235 SF	
540 SF PROVIDED	



Revisions

CLIENT

CAMERON PROPERTIES LLC
1201 GLEN MEADE ROAD
WILMINGTON, NC 28406
910-762-2676

PROJECT

COLLEGE AND OLEANDER
US CELLULAR OFFICE
WILMINGTON, NC
LANDSCAPE PLAN

Date: 09.25.13
Phase: 000
Job Number: 100-690
Designed by: MLD
Drawn by: ALK
Checked by: JWM
Sheet Title: LANDSCAPE PLAN

Sheet Number
L1.1
of 1 sheets